

BK 6202PG056

KNOW ALL MEN BY THESE PRESENTS, that ROBERT A. ROSENTHAL of Waterville, Kennebec County, State of Maine, ARLYNE R. SACKS of Auburn, Androscoggin County, State of Maine, and JAMES P. BOULETTE of Oakland, Kennebec County, State of Maine, Trustees of the LEWIS AND EVELYN ROSENTHAL CHARITABLE TRUST, dated December 15, 1986, by the power conferred by law, and every other power, grant to DONALD BARTLETT and JUNE C. BARTLETT, of Waterville, Kennebec County, State of Maine, as joint tenants and not as tenants in common, the real property located in Waterville, Kennebec County, State of Maine, more particularly bounded and described as follows:

010041

Commencing at the point of intersection of the southerly right-of-way line of Eustis Parkway and the easterly right-of-way line of Hillcrest Street; thence in a general easterly direction along the southerly right-of-way line of Eustis Parkway, a distance of one hundred forty (140) feet to a point; thence at a right angle and in a general southerly direction in a line parallel to and one hundred forty (140) feet distant from the easterly right-of-way line of Hillcrest Street a distance of one hundred (100) feet to a point; thence at a right angle and in a general westerly direction in a line parallel to and one hundred (100) feet distant from the southerly right-of-way line of Eustis Parkway a distance of one hundred forty (140) feet to a point on the easterly right-of-way line of Hillcrest Street; thence in a general northerly direction along the easterly right-of-way line of Hillcrest Street a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises.
2. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space.
3. No part of any building shall be placed nearer than ten (10) feet from any sideline.
4. No double decked porches may be built on any house.
5. Said dwelling house and garage shall cost not less than Twenty Thousand Dollars (\$20,000.00).
6. The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street.
7. No animals of any kind shall be kept on the premises excepting, however, household pets.
8. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.
9. The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

Meaning and intending to convey the same premises described in a Personal Representative's Deed from Robert A. Rosenthal and Arlyne R. Sacks, co-Personal Representatives for the Estate of Evelyn Rosenthal, to Robert A. Rosenthal, Arlyne R. Sacks and James P. Boulette,

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

MDBS (2)

TRANSFER

PAID
TAX

P/O
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Trustees of the Lewis and Evelyn Rosenthal Charitable Trust, said Deed was recorded in Book 6096, Page 188 in the Kennebec County Registry of Deeds on November 9, 1999.

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WITNESS our hands and seals this 11 day of May, 2000.

Witness

William P. Dubord

Witness

William P. Dubord

Witness

Robert A. Rosenthal
Trustee

Arlyne R. Sacks
Trustee

James P. Boulette
Trustee

STATE OF MAINE
KENNEBEC, SS.

MAY 10, 2000

Then personally appeared before me the above named Robert A. Rosenthal, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Hugh T. Corbett
Attorney at Law/Notary Public

STATE OF MAINE
KENNEBEC, SS.

May 11, 2000

Then personally appeared before me the above named Arlyne R. Sacks, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.

Waldemar G. Buschmann
Attorney at Law/Notary Public



STATE OF MAINE
KENNEBEC, SS.

WALDEMAR G. BUSCHMANN
Notary Public, Maine
My Commission Expires November 30, 2001

May 11, 2000

Then personally appeared before me the above named James P. Boulette, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Waldemar G. Buschmann
Attorney at Law/Notary Public



23-HTC(05) RECEIVED KENNEBEC SS.

2000 MAY 15 AM 9:00

ATTEST: Theresa B. Mann
REGISTER OF DEEDS

WALDEMAR G. BUSCHMANN
Notary Public, Maine
My Commission Expires November 30, 2001